

# Hudson County



HUDSON

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# Amoco Service Station Union City

2600 John F. Kennedy Boulevard

Union City

Hudson County

**BLOCK:** 146      **LOT:** 6

**CATEGORY:** Non-Superfund  
State Lead

**TYPE OF FACILITY:** Gasoline Service Station  
**OPERATION STATUS:** Active

**PROPERTY SIZE:** 0.25 Acre

**SURROUNDING LAND USE:** Commercial/Residential

**MEDIA AFFECTED**

Ground Water

**CONTAMINANTS**

Volatile Organic Compounds

**STATUS**

Removed/Further Monitoring  
Required

Soil

Volatile Organic Compounds

Further Monitoring Required

**FUNDING SOURCES**









Spill Fund

**AMOUNT AUTHORIZED**

\$420,000

**SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:**

The soil and ground water at this site became contaminated with volatile organic compounds due to leaking underground storage tanks. In 1987, NJDEP installed a vapor extraction system to abate potentially explosive gasoline vapors in the basement of an adjacent apartment building. Also that year, NJDEP installed a ground water extraction and treatment system and monitor wells. Operation and maintenance of the vapor extraction system continued until 1993, when the system was shut down because significant amounts of vapor were no longer being collected. Treatment of the ground water has also been discontinued. A Classification Exception Area (CEA) has been established for the ground water at the site. NJDEP is conducting ground water monitoring at the site to comply with the CEA.

PROJECT NAME	R/RAS	DESIGN	CONSTR	O&M	
Ground Water Pump & Treat					 Planned
					 Underway
					 Completed
					 Not Required

# Hudson County Chromate – Publicly Funded Sites

## Various Locations

## Jersey and Bayonne Cities Essex and Hudson Counties

**BLOCK:** Various **LOT:** Various

**CATEGORY:** Non-Superfund  
State Lead

**TYPE OF FACILITY:** Not Applicable  
**OPERATION STATUS:** Not Applicable

**PROPERTY SIZE:** Various

**SURROUNDING LAND USE:** Industrial/Commercial/Residential

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Chromium	Suspected
Surface Water	Chromium	Suspected
Sediment	Chromium	Suspected
Soil	Chromium	Suspected/Delineating/Capped
Structures	Chromium	Suspected
Air	Chromium	Suspected

### FUNDING SOURCES



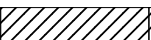

































### AMOUNT AUTHORIZED

1981 Bond Fund	\$5,301,000
1986 Bond Fund	\$4,000,000
Corporate Business Tax	\$522,000

### SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

NJDEP has identified 180 sites in Hudson and Essex Counties that were contaminated with chromite ore processing residue, also known as chromate waste. This waste resulted from extracting chromium from chromite ore at three chromium processing facilities in Hudson County. The facilities, which are no longer in operation, used the waste as fill at residential, commercial and industrial properties. It is estimated that approximately two million tons of chromate waste were disposed of in this manner. Of the original 42 sites, 37 residences that required remediation have been completely cleaned up by the Potentially Responsible Parties. At these sites, the chromium-contaminated soil was excavated and disposed of at a hazardous waste landfill. The Potentially Responsible Parties have also completed full cleanups at 16 nonresidential sites and are in the process of addressing contamination at approximately 72 other nonresidential sites.

NJDEP is conducting Remedial Investigations (RI) at the remaining 52 sites to delineate the extent of the contamination and identify cleanup options. These include 29 sites for which no responsible parties have been identified, known as the Orphan sites, and 23 sites known as Allied Directive sites that NJDEP believes are the responsibility of AlliedSignal Inc. The company has denied responsibility for these sites. Various Interim Remedial Measures (IRMs) have been conducted at these sites by NJDEP, including capping 16 sites and fencing nine others. The RI work consists of soil, sediment, surface water, ground water, biota and building sampling and analysis. The RI work on the Allied Directive sites began in 1994 and RI work for the Orphan sites began in early 1997.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Original 42 Sites					 Planned
Metro Field					 Underway
Isabella Ave. & Conrail Rail Spur Site					 Completed
IRM-Caps (16)					 Not Required
IRM-Fencing					
Orphan Sites 1					
Orphan Sites 2					
Allied Sites (23)					

# Hudson County Chromate – Publicly Funded Sites

## as of June 30, 1998

<b>Zone Codes:</b> Res. = Residential	P.L. = Public Lands	<b>Type:</b> A.D. = Allied Directive
Ind. = Industrial	Com. = Commercial	O.G.1 = Orphan Group 1
		O.G.2 = Orphan Group 2

Site Name	Location	Also Known As	City	Zone	Type
Hudson Co. Chromate 7	NJTP & Communipaw Avenue	CR007-NJTP & Communipaw	Jersey City	P.L.	A.D.
Hudson Co. Chromate 15	East of Env. Interpret. Center	Liberty State Park	Jersey City	P.L.	A.D.
Hudson Co. Chromate 17	Newark Ave & Howell Street	Newark Ave Exxon	Jersey City	Com.	O.G.1
Hudson Co. Chromate 19	Phillip St Junction	CR019 Phillip Street	Jersey City	P.L.	A.D.
Hudson Co. Chromate 20	Below NJTP Exit 14B	NJTP Bayview	Jersey City	P.L.	O.G.1
Hudson Co. Chromate 21	NJTP at Piers 20 & 21	NJTP Greenville	Jersey City	P.L.	O.G.1
Hudson Co. Chromate 67	Chapel & Linden Avenues	CR067 Chapel Avenue	Jersey City	Ind.	A.D.
Hudson Co. Chromate 68	Foot of Clendenny Avenue	Clendenny Outfall	Jersey City	P.L.	A.D.
Hudson Co. Chromate 69	Clendenny Avenue	Rear of Bradleys Store	Jersey City	P.L.	A.D.
Hudson Co. Chromate 70	Communipaw Avenue	Colony Restaurant & Diner	Jersey City	Com.	A.D.
Hudson Co. Chromate 77	383 8th Street	Eighth Street #2	Jersey City	Com.	O.G.1
Hudson Co. Chromate 86	123 Duffield Avenue	Nicholas/Hamilton Trucking	Jersey City	Ind.	O.G.1
Hudson Co. Chromate 91	NJTP & Johnston Avenue	NE Interceptor 1	Jersey City	P.L.	A.D.
Hudson Co. Chromate 92	NJTP & Ash Street	E Interceptor 2	Jersey City	P.L.	A.D.
Hudson Co. Chromate 93	Communipaw Ave & Phillip St	NE Interceptor 3	Jersey City	P.L.	A.D.
Hudson Co. Chromate 94	18th St & Jersey Avenue	18th Street Sewer	Jersey City	Com.	A.D.
Hudson Co. Chromate 97	Near Secaucus Road	NW Interceptor 1	Jersey City	P.L.	A.D.
Hudson Co. Chromate 98	Co. Rd Extension	NW Interceptor 2	Jersey City	P.L.	A.D.
Hudson Co. Chromate 99	375 Routes 1 & 9	Recycling Specialty	Jersey City	Ind.	A.D.
Hudson Co. Chromate 100	Richard Street	Richard St Interceptor	Jersey City	P.L.	A.D.
Hudson Co. Chromate 101	Routes 1 & 9 & Stockton Ave	CR101 Stockton Avenue	Jersey City	P.L.	A.D.
Hudson Co. Chromate 130	Communipaw Avenue	Communipaw 5 (CR104 & CR105)	Jersey City	Com.	A.D.
Hudson Co. Chromate 138	Foot of Oak Street	Bayonne Sewage Treatment Plant	Bayonne City	Ind.	O.G.1
Hudson Co. Chromate 139	Foot of East 22nd Street	IMTT (Bayonne Industries)	Bayonne City	Ind.	O.G.1
Hudson Co. Chromate 150	Foot of 5th Street East	Coastal Oil (aka Belcher Co. of NY)	Bayonne City	Ind.	O.G.1
Hudson Co. Chromate 152	140 East 22nd Street	Kenrich Chemical	Bayonne City	Ind.	O.G.1
Hudson Co. Chromate 162	Oak & 5th Streets	Conrail Rail Spur	Bayonne City	P.L.	O.G.1
Hudson Co. Chromate 165	Foot of Jersey Ave & Aetna St	Tempesta & Sons	Jersey City	Ind.	A.D.
Hudson Co. Chromate 172	Warren Street	CR172 Warren Street	Jersey City	P.L.	A.D.
Hudson Co. Chromate 174	1st Street	Dennis P. Collins Park	Bayonne City	P.L.	O.G.1
Hudson Co. Chromate 175	Grand Street	Former Morris Canal Site 2	Jersey City	Ind.	A.D.
Hudson Co. Chromate 177	Hook Road	Bayonne Municipal Lot	Bayonne City	P.L.	O.G.1
Hudson Co. Chromate 178	Burma Road & T. Conrad Dr.	Cabana Club	Jersey City	P.L.	A.D.
Hudson Co. Chromate 180	Howell Street	Eastern Oil	Jersey City	Com.	O.G.1
Hudson Co. Chromate 183	Randolph St. & Arlington Ave.	Sludge Line 1	Jersey City	P.L.	A.D.
Hudson Co. Chromate 185	Jersey Avenue	Allied Stockpile	Jersey City	Ind.	A.D.
Hudson Co. Chromate 186	947 Garfield Avenue	Garfield Avenue #1	Jersey City	Ind.	O.G.1
Hudson Co. Chromate 187	Rte 440, Danforth & Carbon Pl.	Rte. 440 Median Strip	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 188	Sussex Street	Sussex Street #1	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 189	Henderson & 2nd Streets	Henderson Street #1	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 192	Eastern Spur-Piers 10S & 11S	NJTP-Newark #1	Newark City	P.L.	O.G.2
Hudson Co. Chromate 196	CRRNJ Freight Yard at LSP	POTW Outfall Line	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 197	Grand, Washington & Warren Sts	Grand Street	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 198	Caven Point Road	Hartz Mountain #1	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 199	Randolph Ave & Halladay St	Sludge Line 2	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 200	Arlington Ave & MLK Dr	Sludge Line 3	Jersey City	P.L.	O.G.2
Hudson Co. Chromate 202	Pacific St. & NJTP Exit 14C	Caven Point Realty	Jersey City	Ind.	O.G.2
Hudson Co. Chromate 203	NJ Transit & West Side Ave.	346 Claremont Associates	Jersey City	Ind.	O.G.2
Hudson Co. Chromate 204	NJTP & Monitor St.	Conrail Edgewater Branch	Jersey City	Ind.	O.G.2
Hudson Co. Chromate 205	1st St. and Washington St.	Urban Redevelopment Partnership	Jersey City	Ind.	O.G.2
Hudson Co. Chromate 206	200 Theodore Conrad Drive	Polarome International	Jersey City	Ind.	O.G.2
Hudson Co. Chromate 207	942, 944 & 946 Garfield Ave.	Garfield Avenue #2	Jersey City	Com.	O.G.2

**Total Publicly Funded Chromium Sites as of December 31, 1999 52**  
**23 Allied Directive, 29 Orphan Sites (14 in Group 1 and 15 in Group 2)**

NJTP = New Jersey Turnpike

# Ideal Cooperage Inc.

3-25, 29 New York Avenue

Jersey City

Hudson County

**BLOCK:** 712      **LOTS:** A-10, A-11

**CATEGORY:** Non-Superfund  
State Lead

**TYPE OF FACILITY:** Drum Reconditioning  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 4.5 Acres

**SURROUNDING LAND USE:** Commercial

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Volatile Organic Compounds Semi-Volatile Organic Compounds Metals	Potential
Soil	Volatile Organic Compounds Semi-Volatile Organic Compounds Metals Polychlorinated Biphenyls (PCBs)	Suspected
Sediments	Volatile Organic Compounds Semi-Volatile Organic Compounds Metals Polychlorinated Biphenyls (PCBs)	Potential
Surface Water	Volatile Organic Compounds Semi-Volatile Organic Compounds Metals	Confirmed

## FUNDING SOURCES

1986 Bond Fund

















## AMOUNT AUTHORIZED

\$30,000

## SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

Ideal Cooperage, Inc. operated a drum reconditioning facility at this site from 1952 until 1981, when the company filed for bankruptcy. A portion of the property was then sold and redeveloped as a trucking terminal. The remainder of the property, approximately 1.3 acres, was abandoned with approximately 2,000 drums on site. A drainage ditch flows through the site to a nearby river.

In 1991, USEPA conducted a removal action at the site, disposing of 200 drums of wastes and 1,200 empty drums. Samples collected from test pits after the removal action indicated the soil was contaminated with various organic compounds and metals, including PCBs, petroleum products and mercury. Contaminants were also detected in surface water samples collected from the drainage ditch. NJDEP initiated a Remedial Investigation (RI) in 1999 to delineate the nature and extent of the contamination at the site after the Potentially Responsible Parties failed to conduct the necessary work. The RI will include sampling of the soil and ground water and of the surface water and sediments in the drainage ditch. If the results of the RI indicate that remediation of the site is necessary, NJDEP will conduct a Remedial Action Selection (RAS) to evaluate cleanup alternatives.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
USEPA Removal Action					 Planned
IRM Drum Removal					 Underway
Sitewide					 Completed
					 Not Required

# Liberty State Park

Morris Pesin Drive and Freedom Way

Jersey City

Hudson County

**BLOCK:** 2154      **LOT:** 22K

**CATEGORY:** Non-Superfund  
State Lead

**TYPE OF FACILITY:** Landfill/Rail Yard  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 1,156 Acres

**SURROUNDING LAND USE:** Recreational/Industrial

## MEDIA AFFECTED

## CONTAMINANTS

## STATUS

Ground Water

Metals

Further Delineation Required

Surface Water

Metals  
Pesticides

Confirmed

Soil

Metals  
Base/Neutral Extractable Compounds  
Petroleum Hydrocarbons

Delineated/Delineating/  
Capped

Sediments

Metals  
Polycyclic Aromatic Hydrocarbons  
Petroleum Hydrocarbons  
Pesticides

Confirmed

## FUNDING SOURCES

## AMOUNT AUTHORIZED

Spill Fund

\$68,000

1981 Bond Fund

\$271,000

General State Fund

\$1,628,000

Hazardous Discharge Site Cleanup Fund

\$300,000

## SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

The park land was originally created by filling in a marsh with New York City garbage and dredge material from the Hudson River Basin. Between the mid-1800s and the 1960s, the property was used extensively for railroad activities and for several small business operations. Various areas of the park have undergone development in recent years. Due to the previous operations and the historic use of fill material at the site, NJDEP conducted Remedial Investigations (RIs) as development progressed to determine whether remedial measures were needed to protect human health and the environment.

Between 1988 and 1995, NJDEP conducted RIs for the Dog Show Field, the Liberty Science Center, the Terminal Parking Lot, Liberty Walk, the Northern Marina, the Freight Yard (which includes the Dredge Spoils Area), and the McAllister Tug and Barge Area (which includes the Middle Cove). At the Dog Show Field, heavy metals and tar residues were detected which render the site unsuitable for use as a football field, but does not pose a health risk for passive recreation. Therefore, no remedial action is planned for this area at this time. The Liberty Science Center, the Terminal Parking Lot, Liberty Walk and the Northern Marina exhibited soil contamination consistent with historic fill. These areas have been developed utilizing a minimum of one foot of clean fill cover and/or asphalt cover to eliminate the exposure pathways of inhalation and direct contact. Soil near the intersection of Audrey Zapp Drive and Freedom Way is also being covered with one foot of clean fill to address soil contaminants identified during the RI.

Surface water and sediments collected from the Northern Marina during the RI indicated the presence of inorganic and organic contamination. These contaminants pose no threat to human health under current uses, except in the case of ingestion of marine life. Signs have been posted advising the public that fishing is prohibited at the Marina.

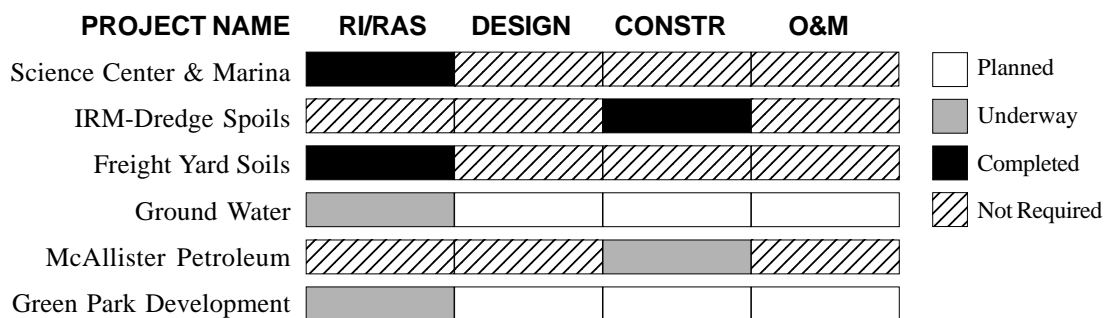
Upon development of the Freightyard area, a minimum of one foot of clean fill will be placed as cover in accordance with New Jersey remediation regulations for historic fill sites. This will be in addition to the Interim Remedial Measure (IRM) that was implemented in 1993, when the eight-foot high earthen berms that formed the impoundment for the Dredge Spoils Area of the Freight Yard were excavated and spread over the 335,000 cubic yards of dredged material to prevent it from being spread by the wind.

# Liberty State Park

(Continued from previous page)

NJDEP's Division of Parks and Forestry has received \$10 million in bond funds to develop the McAllister Tug and Barge Area (which is bordered by North Cove, Liberty Walk, the Interpretive Center and Freedom Way) as a passive recreation Green Park area. The RI for this area revealed that the soil is contaminated with residual oil from McAllister's former operations, as well as arsenic above levels typically found in historic fill. In 1998, NJDEP issued a Remedial Action Selection Report (RASR) for this area of the park that required installation of one foot of clean cover material and a deed restriction on the property, and periodic removal of free product from on-site extraction wells. Construction of the soil cover was completed in 1999 and the periodic free-product removal is scheduled to begin in 2000.

Three additional areas of the park are under investigation to determine whether chromate waste had been used as fill material at these sites. At two of the areas, Caven Point Pier and Sewer Line Area of the Freight Yard, the presence of chromate waste has been confirmed and further investigations are necessary. No chromate waste has been detected in the soil at the third area, the Cabana Club, but additional sampling is necessary to complete the site characterization. The ground water is not used for potable purposes and therefore does not present a risk to human health from ingestion.





# Municipal Sanitary Landfill Authority

1500 Harrison Avenue

Kearny Town

Hudson County

**BLOCK:** 285      **LOT:** 2

**CATEGORY:** Non-Superfund  
State Lead

**TYPE OF FACILITY:** Landfill  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 94 Acres

**SURROUNDING LAND USE:** Commercial

## MEDIA AFFECTED

## CONTAMINANTS

## STATUS

Ground Water

Volatile Organic Compounds  
Metals

Confirmed

Soil

Polycyclic Aromatic Hydrocarbons  
Pesticides

Confirmed

Surface Water

Polycyclic Aromatic Hydrocarbons  
Pesticides  
Inorganic Compounds

Confirmed

Sediments

Polycyclic Aromatic Hydrocarbons  
Pesticides  
Inorganic Compounds

Confirmed

## FUNDING SOURCES

Corporate Business Tax

## AMOUNT AUTHORIZED

\$462,000

## SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

This site, also known as the MSLA 1-D Landfill, is located in a wetlands area near the Passaic River and Exit 15W of the New Jersey Turnpike. The Municipal Sanitary Landfill Authority (MSLA) operated the landfill during the late 1970s and early 1980s. Records indicate that in addition to municipal waste, approximately 1.5 million gallons of waste oil were deposited there. Various industrial wastes were also reportedly disposed of in the landfill, including pharmaceuticals, sewage sludges, asphalt sludges and insecticides. NJDEP ordered the landfill to cease operations in 1982 because it reached maximum allowable height and the MSLA had failed to maintain the leachate collection system. A soil cover was placed over the landfill at the time of closure but the site was never properly capped or maintained. Since disposal operations ceased, large volumes of leachate have routinely discharged from the landfill into the surrounding wetlands and the Passaic River. A private company installed a landfill gas recovery system at the site in 1989 to capture the methane gas being generated by the waste fill for use as an energy source.

In 1990 USEPA conducted a limited remedial investigation that revealed the soil, ground water, surface water and sediments at and near the landfill were contaminated with a variety of organic and inorganic compounds and metals. NJDEP is planning to implement two remedial actions at the site. These include: 1) installing a subsurface barrier around the landfill and a leachate collection system to prevent leachate-contaminated ground water from discharging to the surrounding areas; and 2) installing a solid waste-type impermeable cap over the landfill to prevent infiltration of precipitation and thereby minimize the generation of additional leachate. NJDEP issued a Remedial Action Plan summarizing the two remedies for public review in November 1999. The Remedial Design for the subsurface barrier and leachate collection system portion of the remedy is underway and expected to be completed in 2001.

## PROJECT NAME

## RI/RAS

## DESIGN

## CONSTR

## O&M

Sitewide



Planned



Underway



Completed



Not Required

# PJP Landfill

Truck Routes 1 and 9 at Sip Avenue

Jersey City

Hudson County

**BLOCK:** 1627 **LOT:** 5C,7  
1639 A 1C

**CATEGORY:** Superfund  
State Lead

**TYPE OF FACILITY:** Municipal Landfill  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 87 Acres

**SURROUNDING LAND USE:** Residential/Industrial

## MEDIA AFFECTED

Ground Water

## CONTAMINANTS

Volatile Organic Compounds  
Pesticides  
Metals  
Phenols

## STATUS

Delineated

Soil

Volatile Organic Compounds  
Inorganic Compounds

Partially Removed/Capped

Air

Methane Gas

Venting

## FUNDING SOURCES

Superfund

Spill Fund

General State Fund

Hazardous Discharge Spill Compensation Fund

## AMOUNT AUTHORIZED

\$102,000

\$1,386,000

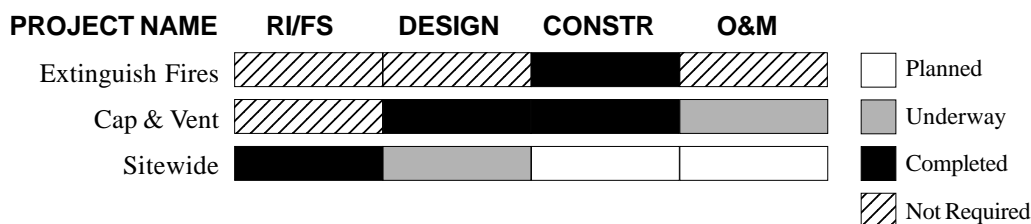
\$23,170,000

\$471,000

## SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

This site operated as a municipal landfill between 1969 and 1974. In addition to municipal waste, chemical and industrial wastes are suspected to have been disposed of in the landfill. Subsurface fires began burning at the site in the early 1970s. Scattered drums were visible on the surface of the site and additional drums became visible when cave-ins resulted from the subsurface fires. USEPA placed PJP Landfill on the National Priorities List of Superfund sites in 1983, after contamination was detected in landfill leachate and the underlying shallow aquifer. NJDEP conducted an Interim Remedial Measure (IRM) in 1985 to extinguish the fires and secure 45 of the 87 acres. The landfill material was doused and re-compacted and 4,770 drums were removed and properly disposed of at an off-site facility. NJDEP also placed a soil cap over the 45-acre area and installed a venting system to control the methane gas that was being generated by the landfill.

In 1986, NJDEP initiated a Remedial Investigation and Feasibility Study (RI/FS) for the site. The objectives of the RI/FS included determining the extent of the contamination at the site, evaluating cleanup alternatives and identifying the locations of buried drums. In 1995, after completion of the RI/FS, USEPA issued a Record of Decision (ROD) with NJDEP concurrence that required removal of all buried drums, installation of a solid waste-type cap over the uncapped portion of the landfill and monitoring of the ground water for five years to evaluate the effect of the remedial action on contaminant levels. In 1997, NJDEP and a group of 47 Potentially Responsible Parties for the site entered into an Administrative Consent Order in which the Potentially Responsible Parties agreed to implement the remedies specified in the ROD. The Potentially Responsible Parties are preparing to conduct an IRM to excavate and remove the buried drums and will begin the Remedial Design for the landfill cap after the IRM has been completed.



# Quality Tool and Die Company Incorporated

720-732 Grand Street

Hoboken City

Hudson County

**BLOCK:** 85      **LOT:** 14

**CATEGORY:** Superfund  
Federal Lead

**TYPE OF FACILITY:** Mercury Vapor Lamp Manufacturing  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 0.3 Acre

**SURROUNDING LAND USE:** Residential/Commercial/Industrial

<b>MEDIA AFFECTED</b>	<b>CONTAMINANTS</b>	<b>STATUS</b>
Structure	Mercury	Delineated
Air	Mercury	Confirmed
Soil	Mercury	Confirmed
Ground Water	Mercury	Potential

## **FUNDING SOURCES**

1986 Bond Fund  
Superfund

## **AMOUNT AUTHORIZED**

\$1,073,000  
\$9,660,000

## **SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:**

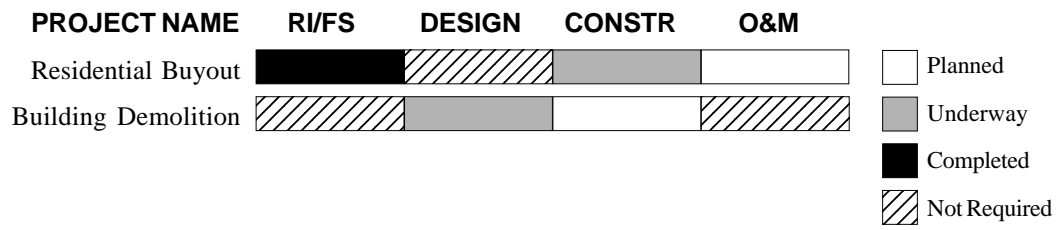
Also known as the Grand Street Mercury Superfund Site, this site is a former industrial facility that was converted into residential and studio properties. Various industries operated in the existing building between 1910 and 1988. For several decades, mercury containing switches, mercury vapor lamps and other lighting products were manufactured at the facility by different companies. The Quality Tool and Die Company, the last industrial occupant, manufactured precision tools between 1955 and 1988. In 1990, the owner of the Quality Tool and Die Company filed an application for cessation of operations under New Jersey's Environmental Cleanup Responsibility Act (ECRA, now known as the Industrial Site Recovery Act, or ISRA), and a cleanup was conducted under that program that entailed placing an asphalt cap over a parking lot contaminated with petroleum hydrocarbons.

In 1993, the Grand Street Artists Partnership (GSAP) purchased the building and began converting it into residential condominiums. Tenants gradually moved into the building in 1994 as the individual units were completed. Shortly after the tenants began moving in, puddles of mercury were discovered under the flooring of units that were being renovated. An air survey conducted by GSAP indicated mercury vapors were present in various parts of the building. GSAP removed mercury-contaminated flooring and conducted other remedial activities in the building throughout 1995. In 1996, on the advice of the New Jersey Department of Health, the Hoboken Health Department ordered the 34 residents to vacate the premises. In addition, USEPA began a Superfund Removal Action that included providing temporary relocation assistance for the residents, securing and maintaining the building, screening the personal belongings of the residents for mercury, and delineating the extent of the mercury contamination. A Focused Feasibility Study and Risk Assessment that was subsequently conducted at the site by USEPA revealed mercury contamination was present in the structural components of the building and in the soil beneath the parking lot.

In 1997, based on the findings of the Focused Feasibility Study and Risk Assessment, USEPA added the site to the National Priorities List of Superfund sites and issued a Record of Decision (ROD) with NJDEP's concurrence. The ROD required the permanent relocation of the residents, removal and disposal of the flooring and other contaminated materials and demolition of the building, additional sampling to delineate the extent of the mercury contamination in the soil around the site, and excavation and off-site disposal of the soil contaminated with mercury above cleanup guidelines. The ROD also required an off-site soil investigation and ground water sampling to determine whether the mercury at the property has contaminated the underlying aquifer. The Remedial Designs for the building demolition and soil remedial action are underway and scheduled to be completed in 2000. Two Potentially Responsible Parties have entered into an Unilateral Administrative Order with USEPA to perform the building demolition and soil remediation activities.

# Quality Tool and Die Company Incorporated

(Continued from previous page)



# Syncon Resins

77 Jacobus Avenue

Kearny Town

Hudson County

**BLOCK:** 289      **LOTS:** 12, 13, 13R

**CATEGORY:** Superfund  
State Lead

**TYPE OF FACILITY:** Paint Manufacturing  
**OPERATION STATUS:** Inactive

**PROPERTY SIZE:** 15 Acres

**SURROUNDING LAND USE:** Industrial

## MEDIA AFFECTED

## CONTAMINANTS

## STATUS

Ground Water

Volatile Organic Compounds  
Base Neutral Extractable Compounds  
Polychlorinated Biphenyls (PCBs)  
Pesticides  
Metals

Treating

Soil

Volatile Organic Compounds  
Base Neutral Extractable Compounds  
Polychlorinated Biphenyls (PCBs)  
Pesticides  
Metals

Partially Removed/Treating

Structures

Asbestos

Removed

## FUNDING SOURCES

## AMOUNT AUTHORIZED

Superfund

\$25,000,000

Spill Fund

\$1,300,300

General State Fund

\$2,300,000

1986 Bond Fund

\$755,000

Corporate Business Tax

\$465,000

## SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

Syncon Resins manufactured paint, varnish and resins at this site until 1982. The plant is located in a coastal management area and borders the Passaic River. The facility consisted of 13 buildings, numerous large storage vessels and tanks, and two unlined wastewater lagoons. At the time operations ceased, approximately 13,000 55-gallon drums of various chemicals were being stored at the site, most of which were in poor condition and leaking. USEPA added the Syncon Resins facility to the National Priorities List of Superfund sites in 1983.

In 1984, NJDEP conducted an Interim Remedial Measure (IRM) to remove the drums and began a Remedial Investigation and Feasibility Study (RI/FS) to delineate the nature and extent of the contamination at the site and identify cleanup alternatives. The RI/FS revealed that there was extensive contamination in the soil, ground water and buildings. In addition, large volumes of liquid and solid chemical wastes were found in the various storage vessels and tanks. In 1986, after completion of the RI/FS, USEPA issued a Record of Decision (ROD) with NJDEP concurrence that required the following remedial actions: 1) removal of the lagoon liquids and sediments and the contents of the storage vessels and tanks; 2) excavation and disposal of the grossly contaminated soil and decontamination of the buildings and other site structures; 3) installation of an on-site remediation system to extract and treat the contaminated ground water; and 4) treatment of residual soil contamination by soil flushing.

In 1989, NJDEP conducted a second IRM to remove thousands of small containers of chemicals from the on-site laboratory, and initiated the remedial actions specified in the ROD. By 1992, NJDEP had removed the lagoon liquids and other wastes from the site, decontaminated the buildings and tanks, excavated and removed the grossly contaminated soil, and completed construction of a soil flushing/ground water treatment system. The soil flushing/ground water treatment system is currently operational; however, NJDEP has determined that modifications to the system are required to address soil and ground water contamination located at the southwestern portion of the property. In October 1999, NJDEP issued a Proposed Plan outlining recommendations to improve the efficiency of the current soil flushing/ground water treatment system and remediate the southwestern portion of the property. The final remedy for the soil and ground water will be selected in a second ROD for the site, which is expected to be issued in 2000.

# Syncon Resins

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